

## HOUSING AFFORDABILITY & DEVELOPMENT

# 2026 BILL WATCH



NOTE: This document is current as of **February 19<sup>th</sup>, 2026**. Front Porch's positions on any bills are subject to change with future drafts, amendments, new information or developments, stakeholder input, etc. For our most current position on a bill throughout the session, contact [hello@frontporchinvestments.org](mailto:hello@frontporchinvestments.org).

**MWHF** = Middle Income Workforce Housing Fund; **RWHF** = Rural Workforce Housing Fund  
**NHDA** = Nebraska Housing Developers Association

## PRIORITIES

### SUPPORT

**LB768** (Dover *\*priority bill\**) [BCI] – **Housing funds transfer from DED to NIFA**

**LB1246** (Dover) [BCI] – **Reporting requirements between NIFA and DED for Affordable Housing Trust Fund**

**LB819** (Hallstrom, McKinney *\*Speaker priority bill\**) [B&L] – **Extend sunset dates on both MWHF and RWHF**

**LB1067** (Hallstrom, McKinney; *\*Spivey priority bill\**) [Revenue] – **Increase to Doc Stamp Tax to provide funding for MWHF & RWHF**

**LB850** (Cavanaugh, J.) [UA] – **Allow Local Option Municipal Economic Development programs in Metropolitan and Primary class cities for affordable housing development**

### OPPOSE

**LB1072** (Arch, for Governor) [Appropriations] – **Transfers RWHF and MWHF to Affordable Housing Trust Fund**

--> Support transfer of funds into the Affordable Housing Trust Fund but oppose the termination of RWHF & MWHF without acceptable assurance of program continuation through the AHTF

**LB840** (Rountree) [UA] – **Add accessibility requirement to Affordable Housing Trust Fund projects**

--> Opposed as introduced, support amendment with modified requirements

## WATCHLIST

### REGULATIONS & ZONING

**LB1041** (Rountree) [UA] - Defines requirements for **accessory dwelling units (ADUs)**

**LB1094** (Ballard) [Revenue] – **By-Right Housing Development Act, Permitting Approval Timeliness Act**

--> For both: support with caution related to ensuring local control

### TIF & COMMUNITY DEVELOPMENT LAW

**LB988** (Meyer *\*priority bill\**) [UA] – **Change provisions for TIF and Community Development Law** --> Oppose

**LB1129** (Dover) [UA] – Solidify that **municipalities can do TIF projects in extraterritorial zoning jurisdictions** and add language to **make 'extreme blight' designation more attainable** --> Support

### LAND BANKS

**LB811** (Dover) [UA] – **Allow any sized municipality to create a land bank** --> Support

**LB1135** (UA Comm.) [UA] – **Address issues had by land banks with board representation & reporting** --> Support

### OTHER

**LB938** (Hallstrom *\*Storm priority bill\**) [Revenue] - **First-Time Home Buyer Savings Account Act** --> Support

**LB740** (McKinney) [HHS] - **Integrate housing related supportive services into NE's Medicaid program** --> Support

**LB1045** (McKinney) [UA] - Creates **Nebraska Public Housing Preservation Trust** to oversee improvement projects for public housing --> Oppose